

DEED

THIS DEED made and entered into this 31st day of August, 1985, by and between IG-LO PRODUCTS CORPORATION, a Tennessee corporation of P. O. Box 391, Hernando, Mississippi 38632 (hereinafter called "GRANTOR"), and ASHLAND OIL, INC., a Kentucky corporation, with a tax mailing address of P. O. Box 14000, Lexington, Kentucky 40512 (hereinafter called "GRANTEE");

W I T N E S S E T H:

THAT for and in consideration of the sum agreed upon by the Parties hereto in the Agreement of Purchase and Sale of Assets dated August 31, 1985, the receipt and adequacy of which is hereby acknowledged by GRANTOR, GRANTOR does hereby grant, warrant, sell and convey to GRANTEE, its successors and assigns, FOREVER, all those certain tracts or parcels of land located in the County of DeSoto and State of Mississippi, and being more particularly described as follows:

PARCEL I: A parcel of land situated in the Northeast Quarter of Section Thirteen (13) Township Three (3) Range Eight (8) West and in the Northwest Quarter of Section Eighteen (18), Township Three (3), Range Seven (7) West, and more particularly described by metes and bounds, as follows, to wit:

BEGINNING at the intersection of the North right of way of Robertson Street (40 feet wide) and the East right of way of the I. C. Railroad (100 feet wide) in Section 18, Township 3, Range 7 West; thence North 47 degrees 03 minutes West along said railroad right of way 500 feet to a point; thence at an interior angle of 90 degrees North 42 degrees 57 minutes East 300 feet to a point; thence at an interior angle of 90 degrees South 47 degrees 03 minutes East 500 feet to a point; thence South 12 degrees 53 minutes East 198.08 feet to a point in the north right of way of said Robertson Street; thence South 83 degrees 54 minutes West along said street right of way 250 feet to the point of beginning, and containing 4 acres more or less, and as said lands are shown by Survey Plat and Certificate of E. J. Lauderdale, C. E. dated September 16, 1971. The above described parcel includes the lot conveyed to Joe Eli Lauderdale by Jessie E. Hood by deed of record in Book 78, Page 358, the lot conveyed to Joe Eli Lauderdale by W. G. Wilkinson and wife by deed of record in Book 78, Page 359 and includes part of the lands conveyed to Joe Eli Lauderdale by W. A. Lauderdale by deed of record in Book 35, Page 455, all in the Deed Records of DeSoto County, Mississippi.

PARCEL II: A lot in the Northeast Quarter of Section 13, Township 3, Range 8 West in the City of Hernando, County of DeSoto, State of Mississippi, and being more particularly described as follows, to wit:

BEGINNING at a point in the east right of way of the I.C.R.R., said point being 500 feet north of the intersection of said right of way and the north right of way of Robinson Street and also being the northwest corner of the Ig-Lo Products Corporation tract; thence north 47 degrees 03 minutes west along said railroad right of way 458.2 feet to the southwest corner of the Saucier tract; thence north 69 degrees 25 minutes east along said Saucier south line 335.2 feet to a point in the west line of proposed street; thence south 47 degrees 03 minutes east along the west line of said street 308.8 feet to the northeast corner of said Ig-Lo Products tract; thence south 42 degrees 57 minutes west along the north line of said tract 300 feet to the point of beginning and containing 2.65 acres more or less. All bearings are magnetic.

TO HAVE AND TO HOLD the same premises, as herein described, unto GRANTEE, its successors and assigns, FOREVER, with covenants of General Warranty.

GRANTOR covenants and warrants with said GRANTEE that GRANTOR, its successors and assigns, shall warrant and defend the property unto the GRANTEE, its successors and assigns, against the claims and demands of all persons.

The parties do hereby agree that current property taxes and all assessments on the property conveyed hereby shall be prorated as of the date of closing, and GRANTEE assumes and agrees to pay such from and after the date hereof.

The terms and provisions contained herein shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto by its duly authorized representative as of the day and year first above written.

WITNESSES:

GRANTOR

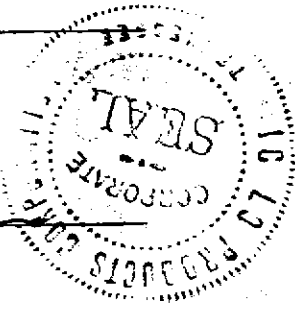
IG-LO PRODUCTS CORPORATION

[Signature]
BJ Lowe

By: [Signature]
Its: President

ATTEST:

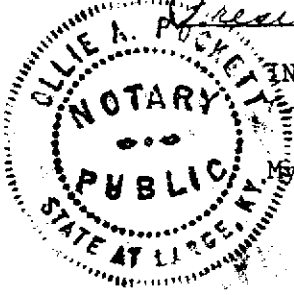
[Signature]
Secretary



STATE OF Kentucky)
COUNTY OF Fayette)

On this 30th day of September, 1985, before me, Ollie A. Puckett, the undersigned officer, personally appeared E. H. Galt, who acknowledged himself to be the President of Ig-Lo Products Corporation, a Tennessee corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



My Commission Expires: June 9, 1987

Ollie A. Puckett
Notary Public

This Instrument Prepared By:

[Signature]
William S. Davis, Attorney
3499 Dabney Drive
Lexington, Kentucky 40509

Filed @ 4:55p M., 9 October, 1985
Recorded in Book 182 Page 194
H. G. Ferguson, Clerk